149.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,500 / 883,500
					USE VALUE:	883,500 / 883,500
					ASSESSED:	883,500 / 883,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOZOFF TERRY
Owner 2:	ORTENBERG CAROL
Owner 3:	
Street 1:	4 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LECLAIR RICHARD M -
Owner 2:	LECLAIR KRISTIN C -
Street 1:	4 LEHIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 2375 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4533.000	494,300		389,200	883,500
Total Card	0.104	494,300		389,200	883,500
Total Parcel	0.104	494,300		389,200	883,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.00 /Parcel: 372.00

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98496

GIS Ref

GIS Ref

Insp Date 07/20/16

!11683!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	494,300	0	4,533.	389,200	883,500		Year end	12/23/2021
2021	101	FV	433,400	0	4,533.	389,200	822,600		Year End Roll	12/10/2020
2020	101	FV	433,600	0	4,533.	389,200	822,800	822,800	Year End Roll	12/18/2019
2019	101	FV	321,800	0	4,533.	389,200	711,000	711,000	Year End Roll	1/3/2019
2018	101	FV	321,800	0	4,533.	344,700	666,500	666,500	Year End Roll	12/20/2017
2017	101	FV	321,800	0	4,533.	289,100	610,900	610,900	Year End Roll	1/3/2017
2016	101	FV	305,400	0	4,533.	289,100	594,500	594,500	Year End	1/4/2016
2015	101	FV	244,200	0	4,533.	250,200	494,400	494,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:55:38

LAST REV

Date	Time
11/08/21	11:38:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11683

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECLAIR RICHARD	77390-570	1	3/31/2021		1,120,000	No	No		
NG STEPHEN & LE	47114-20		3/15/2006		509,000	No	No		
	21252-471		6/1/1991		193,000	No	No		Y

USER DEFINED

Prior Id # 1:	98496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2021	1252	Addition	100,000	O				
9/29/2020	1180	Heat App	15,282	C				
1/2/2019	4	Redo Bat	10,000	C				
7/13/2017	833	Re-Roof	12,775	C				
10/27/2015	1640	Manual	5,709					
8/14/2014	970	Addition	253,681		8/14/2014			11x24 foot additon
9/9/2008	1017	Wood Dec	2,000					
5/18/2001	392	Re-Roof	5,000	C				
11/16/2000	895	New Wind	3,537	C				8 REPLACEMENT WIND
11/21/1994	619	Redo Kit	13,000	C				NEW KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
7/20/2016	Info By Phon	PT	Paul T
7/20/2016	Permit Visit	PT	Paul T
7/20/2016	Measured	PT	Paul T
6/8/2015	Permit Insp	PC	PHIL C
8/14/2014	Info Fm Prmt	PC	PHIL C
11/3/2008	Meas/Inspect	163	PATRIOT
6/15/2006	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4533		Sq. Ft.	Site		0	70.	1.23	8									389,193						389,200	

Total AC/HA:	0.10406	Total SF/SM:	4533	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,193	Spl Credit		Total:	389,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22408414
Const Adj.:	1.02900207
Adj $ / SQ:	170.044
Other Features:	108083
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518142
Depreciation:	23835
Depreciated Total:	494307

COMMENTS

WALK OUT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1994
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

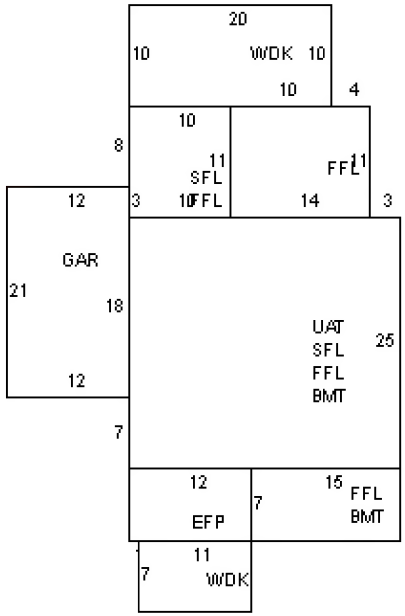
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.04
Special Features:	0	Val/Su Net:	145.77
Final Total:	494300	Val/Su SzAd	270.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	170.040	177,526
SFL	Second Floor	785	170.040	133,485
BMT	Basement	780	93.860	73,214
WDK	Deck	277	9.890	2,739
GAR	Garage	252	25.640	6,462
UAT	Upper Attic	169	68.020	11,478
EFP	Enclos Porch	84	61.370	5,155
	Net Sketched Area:	3,391	Total:	410,059
Size Ad	1829	Gross Area	3897	FinArea 2375

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

149.0-0007-0002.0

IMAGE

AssessPro Patriot Properties, Inc